



**1 Bed  
Apartment  
located in**

**£1,300 PCM**

ORLANDO REID



**ORLANDO REID**  
LONDON

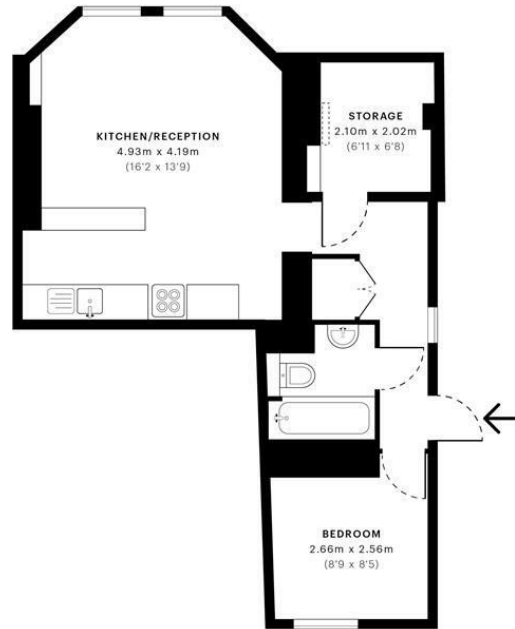


# Deronda Road, SE24

CAPTURE DATE: 12/04/2022 LASER SCAN POINTS: 44,973,414

GROSS INTERNAL AREA

41.81 sqm / 450.04 sqft



— Lower Ground Floor

	<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 41.81 sqm / 450.04 sqft		<b>NET INTERNAL AREA (NIA)</b> Excludes walls and structural features includes mezzanines, restricted head heights 37.38 sqm / 402.35 sqft		<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8m 0.07 sqm / 0.75 sqft
--	--	--	---	--	---	--	--



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL: 42.48 sqm / 457.04 sqft  
IPWS 3C RESIDENTIAL: 38.36 sqm / 412.90 sqft  
SPEC ID: 62553f44b3e9d0e425890c9

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS

### CONTACT

1-3 Old Town  
Clapham  
London  
SW4 0JT

E: [lettings@orlandoreid.co.uk](mailto:lettings@orlandoreid.co.uk)  
T: 020 7627 3197  
[www.orlandoreid.co.uk](http://www.orlandoreid.co.uk)

